



**PORTLAND
HOUSING
BUREAU**

**N/NE Neighborhood Housing Strategy
Oversight Committee**

October 12, 2017

6:00 -8:30 pm

New Song Church

2511 NE MLK Jr. Blvd. Portland, OR 97211

✓ = Oversight Committee Action item
▶ = PHB staff member action item

January 2018 Meeting Minutes

Members Present: Sheila Holden, Dr. T. Allen Bethel, Virgie Ruiz, Felica Tripp, Jillian Saurage, Dr. Steven Holt, Dr. Karin Edwards, Cupid Alexander, Triston Dallas, Marlon Holmes, Dr. Lisa Bates

Members Excused:

Staff Present: Norma Trujillo, Sawyer Sheldon, Andrea Matthiessen, Dana Ingram, Javier Mena, Dyvisha Gordon, Matthew Tshabold

Guest Presenters: Jessica Woodruff – Reach CDC, Bridge Housing & Andrew Colas – Colas Construction

Agenda Item	Discussion Highlights	Outcomes / Next Steps
<p>Welcome</p>	<p>Dr. Holt welcomes the committee and the public. He reminds the public in attendance that this is a public meeting, and not a public forum. He invites the public to comment on any of the current agenda items. For comments, issues, or concerns not related to the current agenda items, or in today's presentation, please speak with one of the committee members or PHB Staff present, or use the contact information on the business cards provided.</p> <p>Admin Note - Contact information on the business card is as follows: N/NE Neighborhood Housing Strategy 421 SW 6th Ave., Suite 500, Portland, Oregon 97204 Phone: 503.823.1190 Fax: 503.823.2387 Email: NNEstrategy@portlandoregon.gov Web: https://www.portlandoregon.gov/phb/72705</p>	
<p>Mayor Wheeler</p>	<p>Mayor Wheeler thanks the committee for the opportunity to connect on the important topic of the North-Northeast neighborhoods. Says that he always takes public testimony at MayorWheeler@portlandoregon.gov. Says that he is pleased to see so many highly qualified people on the committee.</p>	

	<p>Mayor Wheeler says that Portland has a very mixed relationship with race; says that he wants to speak openly about the many policies and development strategies that the city pursued that were engineered to hurt communities of color. Says that the African American community in North-Northeast Portland has been especially hard hit. Says there have been two consequences to this 1.) is the under cutting of institutions in the community and spaces where the community could come together to talk out issues. 2.) these policies undercut the community's ability to generate intergenerational wealth. Says that as housing policy is being made we must appreciate and used that history to help guide decisions. Says that they are pursuing data driven strategies around housing. Says that the conversations happening around housing must be informed by our history. Says that there are very few neighborhoods in Portland that the median family of color can afford to live in from a renter's perspective. Says that he thinks the cities that will thrive in the next 50 years will be the ones that embrace inclusiveness and diversity.</p> <p>Says that housing reflects the income inequality that communities of color face. Says that he is here tonight to show his support for the work that the committee is doing for the North-Northeast community. Says that he supports the recommendations being made, which PHB will implement. Says that as the current commissioner of the housing bureau they will be looking for new ways to fund investments. Says they have a pretty good portfolio, along with the Housing Bond that was passed last year which will generate about \$256M, there is the Construction Excise Tax, Tax Increment Financing (TIF) in the Urban Renewal Areas (URA).</p> <p>Says that he will continue to support the Preference Policy to address a very complex issue in a way that, while will never make up for the inequity and injustices of the past, is a policy that was informed by that past. Says that is makes sense for simple fairness; that those that were impacted by policies URA decisions should be at the front of the line.</p> <p>Says he has lots of visions for housing, one is more inclusive. Says they need more units, more construction in the pipe, but also need to preserve the housing that we have now. Says that homeownership opportunities need to continue to be an important part of the conversation. Says he is very interested in tenant protections and renter's rights. Says that continued work with the committee on what the community wants and needs is an</p>	
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	<p>important piece as well. Says he knows there is a lack of trust towards city government in Portland. Says that he wants to be open and address those issues going forward.</p> <p>Dr. Holt says he will give the Oversight Committee a chance to engage with the Mayor now.</p> <p>Dr. Bates thanks the mayor for coming; says she hopes he will join them more often. Says that this work is deeply important; says that the geography in the URA is historically important. Says that, while she thinks this work is important, there are other sites of opportunity for development and redevelopment that are live right now, or will be in a few years, that are equally important for housing and economic opportunities to help African American families thrive. Says they are sites of deep historical importance to these communities; says she is thinking about the plan Broadway Corridor, the Post Office Site, the Rose Quarter and the Lloyd District are all sites of displacement for African Americans. Says that the same racial justice lens needs to be paid to those sites as well. Says that it is also important to talk about where African Americans live now. Says not everyone will move back to Northeast Portland. Says these are places that the equity conversation has yet to reach; says the people living there are some of the more deeply affected and they too need help. Mayor Wheeler says that Dr. Bates is right. Says the Rose Quarter has particularly interesting opportunities both for the historical reasons and for the level of energy that the community is investing in the future. Says that site will be developed sooner rather than later. Says that no planning will happen unless the history of the site is taken into account and the opportunity for people impacted by the development have a chance to gain economically from it. Says Lisa is right to bring up the other sites as well since they need to be addressed too. Says that OMSI is sitting on a large land trust as well and is interested in how they can help the broader community. Says that the Post Office site is early in, the post office agreement with the city precludes any actual negotiations with developers; says that by the end of the year there will be a Request for Proposals (RFP) or at least a Request for of Qualifications looking for master development plans. Says there will be tons of community input on the development of that site. Says it will be the largest development undertaking the city has done yet as it is an opportunity to build a neighborhood from scratch in the central city. Says that there won't be anything that happens without solid planning. Lisa says she would like to see it recognized that it is a</p>	
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	<p>historical African American site as well. The Mayor agrees with Lisa, says that it reminds him of the expansion of the MAX down the southwest corridor; says that he told developers that they would be mindful of the people living there and that they would not pursue strategy that leads to displacement of lower income households. Says he wanted them to plan for anti-displacement and affordable housing strategy's. Says it didn't go over well.</p> <p>Dr. Karen Edwards asks with the new tax reform that was adopted will have a negative impact on the development affordable housing, wants to know if there is an idea of how the city of Portland will be impacted and what the plan is to sustain what they are doing know. Mayor Wheeler says that the Chief Financial Officer (CFO) has made an assessment but he has yet to see the revised document based on the tax plan adopted by congress. Recalls that the first bill had about \$12M in potential impact but that is not what went through. Says there were a few funding sources that were restored at the last minute, including the tax credit for mortgages, and the municipal bond credits. Says that he will get the committee an analysis.</p> <p>Shelia says that at one point she and the mayor had a conversation about public and private partnerships and one of the things this committee can do is support those relationships. Says that this is a way to bring back people that were here as well as help stop the loss of homeownership for the folks that are still there. Says there is still a need to address those who have homes, may be seniors, and how they can stay in those homes. Says would like to find more funding that can go into that mix of fund and ensure they don't exacerbate the problem. Mayor Wheeler says he would love to hear strategies on how to do that. Says that mortgage assistance can help keep people in their homes from being displaced; says that is a very expensive strategy and is not a first choice. Says that providing many options for homeownership and retention is key to making sure that people are not displaced. Says legislatively there are things that can be done with state government to make private / public partnerships more affective.</p> <p>Jillian says that part of the issue with the lack of homeownership opportunities is that over the last ten years around 1,400 affordable homes have been demolished and rebuilt, and are now unaffordable. Wants to know if the city has any strategies to stop the hemorrhaging of affordable homes. Mayor Wheeler says that there is nothing that</p>	
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	<p>angers people more than seeing a good solid home demolished and having a new larger home that towers over the neighborhood built in its place: it drives up home values which in turn drive up property taxes. Through the Residential Infill Project one of the suggestions from BPS is to limit the size of houses that can be rebuilt on those lots so they fit the character of the neighborhood; the hope is it will also limit the demolition of homes as well.</p> <p>Virgie says that this committee has also talked about land trusts; wants to know if the city sees any value in getting a process in place to do this? Mayor Wheeler says the right time to build a land trust is before the displacement happens. Says that if they were to pursue a land trust model it would mostly be towards where African American families are now – in far east of the city or east county – to keep them from being displaced again.</p> <p>Dr. Holt asks about wealth opportunities for African Americans, would like the mayor to speak about one specific thing that is happening. Mayor Wheeler says that one is the around opportunities that arise from the business of building, (truck drivers, masons, electricians, etc.) so making sure that people have the education and training to benefit from those opportunities is critical.</p> <p>Dr. Holt thanks the Mayor for coming tonight, the mayor apologizes that he wasn't able to come sooner, says that the work being done is a priority for him and that he hopes to come again soon.</p>	
<p>Interstate Project Update: Reach/Argyle Site</p>	<p>Jessica Woodruff and another gave the update for Reach CDC. Says Trimet site has been financially hard to secure but that they are now looking at 198 fully affordable units – no more market rate units – with no commercial component. Says the Kenton Neighborhood association was worried about lack of commercial space. The association asked if Prosper Portland would consider offering financial support to the commercial space; says they did talk to Prosper Portland and they declined commercial funding. Explains the project schedule on slide 4. Says they will pursue LIFT State funding to fill gaps; says there is only \$33M available state wide and many other organizations in</p>	

	<p>Portland alone are applying for those funds. Shows updated designs of building (slide 5-6) says that the ground floor is now community space rather than commercial.</p> <p>Marlon says he is concerned about the breakdown of units (slide 3) says that the majority are not family sized units. Says that there are only 9 3-bedroom units out of 198 units; says that doesn't allow for children or intergenerational families very well. Says that the design is closed off; there are no balcony's just windows. Jessica says that they added the three bedroom units at his and the community's behest during the design selection process. Says there is also a zoning density issue, they must have a certain number of units to be in compliance with their permit, so if they upped significantly the number of 3-bedroom units they risk not being in compliance.</p> <p>Jillian asks why they didn't redesign once they learned they weren't going to have the commercial space and how big is that space. Jessica says it's about 8k sqft. Says that they heard from the community that they really wanted that active ground floor with community events and space.</p> <p>Shelia asks why they were surprised by the competition from the funding? Wants to know if the project is sustainable. Jessica says yes, it is sustainable per city green policy. Says that they were surprised because when the program debuted 2 years ago there were not enough applicants to meet the goals of the program so they funded more projects. Shelia asks if there has been any consideration to heat in the buildings with the dark finish and lack of trees. Jessica says the colors are not finalized and there is planning for air-conditioning.</p> <p>Lisa asks who were in the focus groups they have been speaking with about the design. Jessica says the main groups were the Kenton neighborhood association, Kenton Business Association, and meetings open to the public.</p> <p>Virgie asks if they are using the Preference Policy and how they will reach people who have been displaced. Jessica says yes, they are using the Preference Policy and have meet with PHB staff; says they are early enough in the process that they have no done any outreach yet.</p>	
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	<p>Dr. Holt asks about the threshold for unit types and funding. Jessica says they can build not less than 180 units at the site. Dr. Holt wants to know what the response from the community has been. Jessica says that the only place the bedroom size came up was this committee and with the people already in Reach CDC housing. Dr. holt wants to know why there are only 10 units for 30% AMI. Jessica says that was about the economics of the deal. Says that was the most they could do without any subsidies; says this is a tax credit supported project. Dr. Holt wants to know what the plan is if LIFT funding falls through. Jessica says there are few options such as building in phases, waiting a year to go for LIFT funding next year, or additional PHB money in the future.</p>	
<p>Interstate Project Update: Bridge/Williams Project</p>	<p>Two people gave the update (names unintelligible) for Bridge Housing. Says the project has 61 units and 40 project based vouchers from Home Forward and will use the Preference Policy (slide 10). Says that the did community design and added balcony's and trellises around the building in response (slides 11-15), as well as a court yard and parking. Says they are currently under review (slide 15) and working on traffic and parking issues. Says that constructions cost has risen over the last few years (slide 16) and looking at LIFT funds to fill gaps as well. Andrew Colas from Colas Construction says that they are working on recruiting subcontractors for the project which is about a year out from starting (slides 17-18). Says they are committed to hiring minorities and putting local community to work. Next steps are outlined on slide 19.</p> <p>Shelia asks adding additional use would as costs or delays to the project? Bridge says yes it would add a little.</p> <p>Virgie says she is happy to see the breakdown of unit types having so many family sixed units.</p> <p>Jillian asks if the vouchers are permanently restricted. Bridge says he believes they are not restricted to 30% AMI.</p> <p>Dr. Holt asks what the funding gap is. Bridge says he thinks it's about \$2M.</p>	
<p>Preference Policy Updates</p>	<p>Dyvisha gave the update for PHB. Says there are 52 units available for the Garlington Place apartments (break down on slide 22). She presents the numbers as of 12/21/17;</p>	

	<p>says that there are now 17 eminent domain applicants and 133 6 point applicants (slide 23). Presents the race and age data on slides 24 - 26.</p> <p>Shelia asks who has priority. Dyvisha says the eminent domain applicants followed but the points from 6 – 0. Shelia wants to know who was selected and where the data is on that. Dyvisha says they hope to have that data by April, once people have moved in.</p> <p>Jillian asks what the overlay is for PHB Preference Policy and Cascadia Behavioral Health to support the residents. Dyvisha says she doesn't get that data as it deals with health information. Matthew says that the next application will start in February, says they are still working out how to add this layer of preference for (example) veterans to go along with the victims of displacement. Says they are looking to integrate the application process with Home Forward for vouchers as well.</p> <p>Marlon asks what type of voucher the project is using. Dyvisha says project based and VASH (veteran vouchers)</p>	
<p>Public Comment</p>	<p>Jeff Strang says that he is representing Common Ground. Says that Mayor Wheelers comments about the blocking of accumulating wealth for African Americans. Says that European Americans blocked communities of color from accumulating wealth. Talks about the taking of land from Native Americans. Says he appreciated the committee's commitment to affordable housing and would urge them to think about how they can rearrange the wealth dynamic.</p> <p>Linda Tellis – Kennedy thanks the committee for their service to the community. Says that the subsidy increase in October that the mayor signed was different from what the committee voted on. Asks if the Preference Policy participants PCRI is helping will be given the same consideration that others will now be getting. Wants to know if the committee was aware of the discrepancies from what they voted on to what was signed by the mayor? No one recalls if it was mentioned and say it wasn't their understanding. Dr. Holt says he looks forward to that agenda item to flush this all out.</p> <p>Luke Glover is a long-time resident of Kenton and advocates for affordable housing in the neighborhood. Says that he has comments about the Trimet property; says that what was presented to the community association was not what was presented here. Says that they were told it would be mixed incomes with commercial space at the bottom. Now being told it will be 100% affordable housing with no commercial space.</p>	

	<p>Says the neighborhood meeting last night was contentious because they were told the project was changed and now it's this way. Wants to know who is going to manage the community space, and who can use it. Says that having it be 100% affordable housing can add a label to the building and its residents; says that those people want to live in the community like the rest and not be labeled. Says that 100% affordable housing marginalizes people. Says that mixed income building creates diversity. Wants to see the building integrated into the neighborhood.</p> <p>Lynette Andrews says she was displaced. Wants to know how the information is being passed to those displaced communities. Wants to know if there will be support for people who choose to stay where they are now; says the house are cheaper out there but the gentrification wave is moving that way. Dr. Holt asks Shannon and Javier to speak to how the word is getting out to the east side residents. Shannon asks Dyvisha to come up as well since she has been doing the reaching out for the Preference Policy. Dyvisha says that she reaches out to applications sites and libraries as well. Javier says that in the past if the project based vouchers are no longer available the AMI will move up to 60% so the project doesn't suffer financially. Marlon says when he asked the same outreach question the answer he got was that they advertise in all the local papers, on the PHB website, also to Multnomah county libraries, and e-mail blasts. Cupid says they also reached out to places like grocery stores and barber shops – things that don't require a smart phone or internet access.</p> <p>Susan Carley Oliver from the Kenton Neighborhood association, says they were disappointed to hear that the Reach building as no longer mixed income. Says they prefer retail space on the ground floor. Says they will work with Reach to raise funds needed to maintain the retail aspect of the project. Says the property is the gateway to the Kenton neighborhood and the business community would be interested in maintaining the vibrant business community in the neighborhood. Wants to know if the Preference Policy is still part of the project. Dr. Holt says that the project will utilize the preference policy.</p>	
Wrap-Up	<p>Dr. Holt thanks the community and the committee for their time and for coming. Reminds the audience that these meetings are available on cable channel 30 and on YouTube.</p> <p>Next meeting March 8, 2018.</p>	

